

**SCOTT &  
STAPLETON**

**7-9 PEMBURY ROAD**  
Westcliff on Sea, SS0 8FG  
**£1,250 PCM**







## **7-9 PEMBURY ROAD**

**WESTCLIFF ON SEA, SS0 8FG**

**£1,250**

**pcm**

Scott & Stapleton are delighted to offer this fabulous modern two bedroom apartment, in this sought after development situated moments from Chalkwell beach, & short walking distance to Westcliff station & Hamlet Court Road amenities. The property is well presented throughout and accommodation includes living room with west facing balcony with views over the well kept grounds, modern open plan kitchen with integrated appliances, master bedroom with fitted wardrobes and ensuite shower room, second bedroom and bathroom. There is lift access to all floors as well as secure gated underground parking. Available mid-May.



Entrance Hallway

3.38m x 1.98m (11'1" x 6'6")

Open Plan Living Room/Kitchen

7.09m x 3.15m (23'3" x 10'4")

Balcony

Master Bedroom

4.55m x 2.87m (14'11" x 9'5")

Ensuite Shower Room

2.16m x 1.68m (7'1" x 5'6")

Bedroom Two

3.63m x 2.01m (11'11" x 6'7")

Family Bathroom

2.18m x 1.70m (7'2" x 5'7")

Communal Gardens

Secure Underground Parking



TOTAL APPROX. FLOOR AREA 603 SQ.FT. (56.1 SQ.M.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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